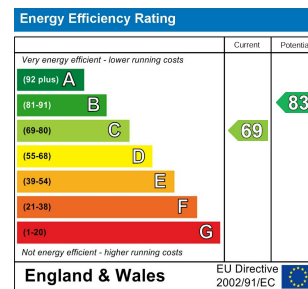
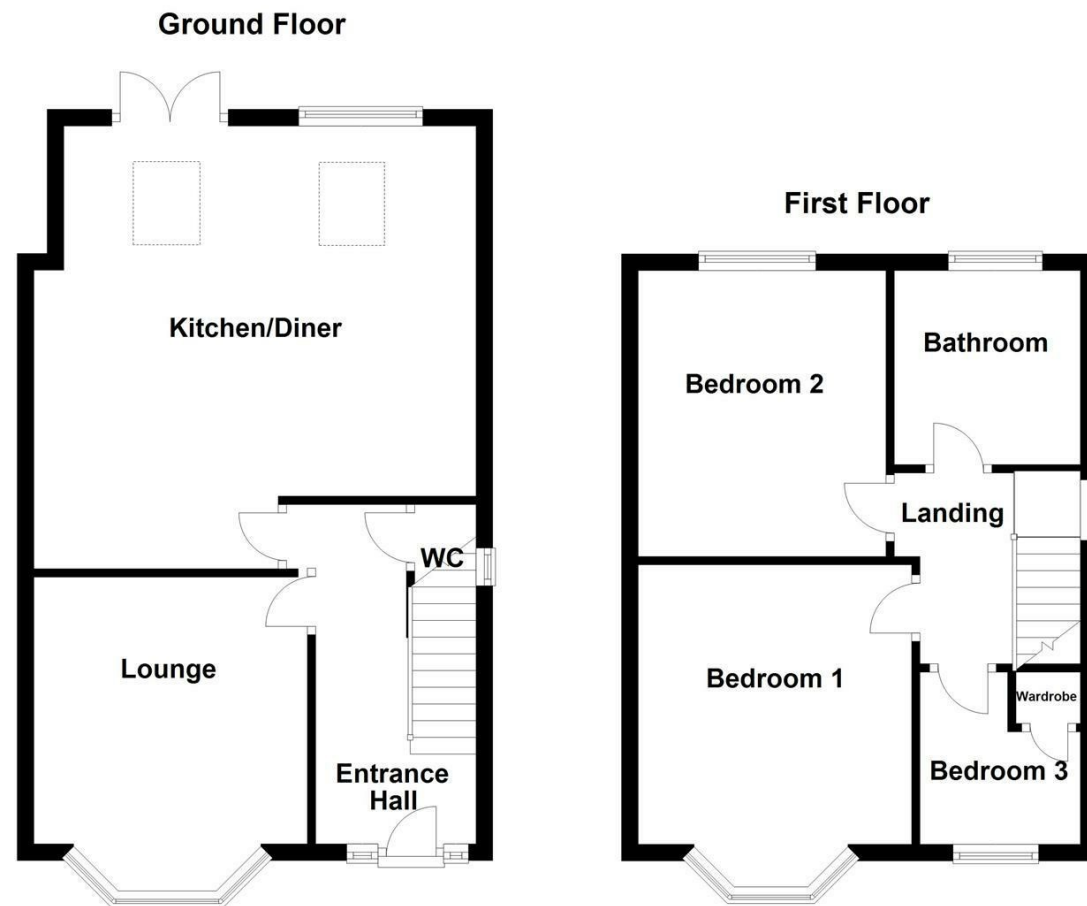




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
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 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



6 Close Road, Castleford, WF10 4BX

For Sale Freehold £330,000

Situated on the sought after Close Road in Castleford is this extended and superbly presented three bedroom detached home benefitting from large gardens to the front and rear incorporating expansive off road parking.

The property briefly comprises of the entrance hall, lounge, downstairs w.c. and kitchen/diner. The first floor landing leads to three bedrooms and the four piece suite house bathroom/w.c. Outside The front lawn which benefits from well stocked borders and a rockery is accessed via double metal gates and the tarmac driveway which provides off road parking for several cars. To the rear of the property there is a generous fully enclosed south facing garden which is beautifully landscaped. The rear garden is split into three distinctive areas. Leading from the french doors is an extensive Indian stone paved patio area which is perfect for outdoor dining and entertaining. Steps lead from the patio through a pergola to two lawned areas either side of an Indian stone paved path. This second section of the garden benefits from two further seating areas which are also equipped with Indian stone paved bases. The garden is well stocked with mature shrubs and plants in the borders encasing the lawns. Through an archway behind the laurel hedge is a fruit and vegetable garden featuring two fruit trees, oak raised beds and stone enclosed planting areas encased within a shale surround. The fencing offers a high degree of privacy.

Castleford is an ideal place to live and benefits from good schools and local amenities including shops. The property boasts easy access to the motorway network and Castleford's bus and train stations and the train station at Glasshoughton.

Only a full internal inspection will reveal all what this quality home has to offer. We strongly advise an early viewing to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Two triple glazed frosted UPVC windows encase the front door. Central heating, radiator, coving to ceiling. The hall leads to the lounge, kitchen diner and downstairs W.C. The stairs which benefit from a solid oak banister leads to the first floor landing.

LOUNGE

10'11" x 10'9" [3.35m x 3.29m]

UPVC triple glazed bay window to the front, central heating radiator, coving to the ceiling, living flame gas fire with marble hearth surround and mantle comprising integrated lighting.



W.C.

2'5" x 4'9" [0.74m x 1.47m]

Spotlights to the ceiling, extractor fan, UPVC triple glazed frosted window to the side, low flush w.c. and ceramic wash basin built into storage unit with mixer tap and tiled splash back.

KITCHEN/DINER

17'7" x 17'7" [max] x 11'9" [min] [5.38m x 5.37m [max] x 3.59m [min]]

A range of wall and base units and kitchen Island with granite work surfaces, ceramic sink and drainer with mixer tap, four ring gas hob with extractor hood above. Integrated double oven, integrated fridge/freezer and integrated washing machine. Spotlights to the ceiling, central heating radiator, two Velux skylights, UPVC triple glazed window to the rear and a set of UPVC triple glazed French doors leading to the rear garden. The Baxi combi boiler is housed within a cupboard.



FIRST FLOOR LANDING

Coving to the ceiling, loft access with wooden loft ladder, UPVC frosted and stained glass triple glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'9" x 11'0" [3.29m x 3.36m]

Coving to the ceiling, UPVC triple glazed bay window to the front, central heating radiator and fitted wardrobes.



BEDROOM TWO

9'9" x 11'8" [2.98m x 3.58m]

Coving to the ceiling, UPVC triple glazed window to the rear and central heating radiator.



BEDROOM THREE

6'3" x 6'9" [max] x 4'8" [min] [1.93m x 2.08m [max] x 1.44m [min]]

UPVC triple glazed window to the front, central heating radiator, coving to the ceiling and access to the amply proportioned overstairs wardrobe.

BATHROOM/W.C.

7'4" x 7'8" [2.24m x 2.36m]

Fully tiled bathroom with four piece suite comprising concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap, panelled bath with mixer tap and separate shower cubicle with shower head attachment. Extractor fan, spotlights to the ceiling, chrome ladder style radiator and UPVC triple glazed frosted window to the rear.



OUTSIDE

The front garden is mainly laid with lawn encased with well stocked borders. The expansive tarmac driveway provides off road parking for several vehicles all accessed through double metal gates. Both the front and rear gardens are fully enclosed by walls and timber fencing which offer a high degree of privacy. The rear garden benefits from a large Indian stone patio area leading from the house and two further Indian stone paved patio areas on the tiered lawned garden to the front of the laurel hedge. The two lawned and patio areas are separated by an Indian stone pathway. Through the archway behind the laurel hedge is a fruit and vegetable garden featuring two fruit trees, oak raised beds and stone enclosed planting areas encased in a shale surround.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.